



**PLANNING COMMISSION
MINUTES**

**REGULAR MEETING
May 11, 2010**

The Planning Commission convened in a regular meeting on May 11, 2010 @ 301 W. 2nd Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:09 p.m.

Board Members in Attendance:

Dave Sullivan – Chair
Dave Anderson
Danette Chimenti
Mandy Dealey
Ben DeLeon
Saundra Kirk
Clint Small
Kathryne Tovo

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION: GENERAL

No Speakers.

B. APPROVAL OF MINUTES

1. Approval of minutes for April 27, 2010.

The motion to approve the minutes for April 27, 2010; were approved by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

C. PUBLIC HEARINGS

- 1. Master Plan: MP-2010-0002 - Waller Creek District Master Plan**
Location: Waller Creek Watershed
Owner/Applicant: City of Austin - Planning and Development Review Dept.
Request: Adopt the Waller Creek District Master Plan as an amendment to the Austin Tomorrow Comprehensive Plan as recommended by staff.
Staff Rec.: **Recommended**
Staff: Tonya Swartzendruber, 974-3462,
tonya.swartzendruber@ci.austin.tx.us
Planning and Development Review Department

The motion to adopt the Waller Creek District Master Plan and move forward with amendments of:

- No net loss of affordable housing in the planning area;
- Include City Council resolution from Families and Children Task Force;
- Tracts between Red River and IH-35, be up zoned to DMU zoning;
- Include encouraging rapid creation of an entity that would help identify and secure funding for the improvements described in the Master Plan;
- Waller Creek Committee to work on language for the tracts that are leased to the Austin Symphony. The motion was approved by Commissioner Saundra Kirk's motion, Commissioner Kathryne Tovo second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 2. Neighborhood Plan: NP-2010-0026 - North Lamar Combined Neighborhood Plan**
Location: The North Lamar Neighborhood Planning Area is generally bounded by Braker Lane to the north, IH-35 to the east, US Highway 183 to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed
Owner/Applicant: City of Austin - Planning and Development Review Department
Request: To approve the North Lamar Combined Neighborhood Plan and the North Lamar Future Land Use Map.
Staff Rec.: **Recommended**
Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us
Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

- 3. Zoning/Rezoning: C14-2010-0048 - North Lamar Neighborhood Planning Area Rezoning**
- Location: The North Lamar Neighborhood Planning Area is generally bounded by Braker Lane to the north, IH-35 to the east, Rundberg to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed
- Owner/Applicant: City of Austin - Planning and Development Review Department
- Request: To approve zonings and rezonings that implement the land use recommendations of the North Lamar Neighborhood Plan on 36 tracts of land (189.1 acres out of 627.43 acres)
- Staff Rec.: **Recommended**
- Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us
Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

- 4. Plan Amendment: NPA-2010-0022.01 - Newning Avenue Townhomes**
- Location: 1307 Newning Avenue, Blunn Creek Watershed, Greater South River City Combined Neighborhod Plan (Fairview Park NCCD) NPA
- Owner/Applicant: Noble Capital Servicing LLC (Brenda Reese)
- Agent: Brenda Reese
- Request: To change the Future Land Use Map from Single Family to Higher-Density Single Family
- Staff Rec.: **Approval**
- Staff: Maureen Meredith, 974-2695, maureen.meredith@ci.austin.tx.us
Planning and Development Review Department

The motion to deny staff's recommendation for higher density single-family; was approved by Commissioner Danette Chimenti's motion, Commissioner Kathryne Tovo second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 5. Rezoning: C14-2010-0039 - Newning Avenue Townhomes**
- Location: 1307 Newning Avenue, Blunn Creek Watershed, Greater South River City Combined Neighborhod Plan (Fairview Park NCCD) NPA
- Owner/Applicant: Noble Capital Servicing LLC (Brenda Reese)
- Agent: Brenda Reese
- Request: To change the zoning from SF-3-NCCD-NP to SF-5-NCCD-NP
- Staff Rec.: **Approval**
- Staff: Stephen Rye, 974-7604, stephen.rye@ci.austin.tx.us
Planning and Development Review Department

The motion to deny staff's recommendation for higher density single-family; was approved by Commissioner Danette Chimenti's motion, Commissioner Kathryne Tovo second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 6. Zoning/Rezoning: C14-2010-0049 - Georgian Acres Neighborhood Planning Area**
Location: The Georgian Acres Neighborhood Planning Area is generally bounded by Rundberg Lane to the north, IH-35 to the east, US Highway 183 to the south and North Lamar Boulevard to the west., Little Walnut Creek, Walnut Creek, Buttermilk Branch Watershed
Owner/Applicant: City of Austin - Planning and Development Review Department
Request: To approve zonings and rezonings that implement the land use recommendations of the Georgian Acres Neighborhood Plan on 37 tracts of land (211.5 acres out of 669.83 acres)
Staff Rec.: **Recommended**
Staff: Mark Walters, 974-7695, mark.walters@ci.austin.tx.us
Jacob Browning, 974-7657, jacob.browning@ci.austin.tx.us
Planning and Development Review Department

See attached motion sheet.

- 7. Restrictive Covenant Amendment: C14-85-288.166(RCA) - Sunset Ridge**
Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA
Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)
Request: The proposed Restrictive Covenant Amendment modifies certain uses and development standards.
Staff Rec.: **Recommended**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for a restrictive covenant amendment; was approved on the Consent agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 8. Rezoning: C14-2010-0042 - Sunset Ridge**
Location: 8401 Southwest Parkway, Barton Creek; Williamson Creek - Barton Springs Zone Watershed, Oak Hill Combined (West) NPA
Owner/Applicant: Los Indios Ventures, Inc. (Tim Jamail)
Request: IP-NP to GO-NP
Staff Rec.: **Recommendation of GO-CO-NP**
Staff: Wendy Rhoades, 974-7719, wendy.rhoades@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for GO-CO-NP zoning; was approved on the Consent agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 9. Rezoning: C14-2010-0035 - 1800 Nueces Street**
Location: 1800 Nueces Street, Town Lake Watershed, Downtown NPA
Owner/Applicant: Coone & Crenshaw, Inc. (Scott Sayers)
Agent: Coone & Crenshaw, Inc. (Scott Sayers)
Request: GO to DMU
Staff Rec.: **Recommendation of DMU-CO**
Staff: Clark Patterson, 974-7691, clark.patterson@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for DMU-CO district zoning with the conditions to prohibit laundry services and pawnshops; was approved by Commissioner Clint Small's motion, Commissioner Benjamin DeLeon second the motion on a vote of 6-2; Commissioners Mandy Dealey and Sandra Kirk voted against the motion (nay), Commissioner Jay Reddy was absent.

- 10. Site Plan-Conditional Use Permit: SPC-2010-0033A - Push Up Foundation**
Location: 1711 E. Cesar Chavez, Town Lake Watershed, East Cesar Chavez NP NPA
Owner/Applicant: Push Up Foundation
Agent: Conley Engineering Inc. (Carl Conley, P.E.)
Request: Request a conditional use permit to allow for an automotive washing use.
Staff Rec.: **Recommended.**
Staff: Nikki Hoelter, 974-2863, nikki.hoelter@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for a conditional use permit; was approved on the Consent agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 11. Site Plan-Conditional Use Permit: SPC-2009-0199D - Holly Street Power Plant Decommissioning and Demolition Project**
Location: 2401 Holly Street, Lady Bird Lake Watershed, Holly NP NPA
Owner/Applicant: Austin Energy (Rose San Miguel)
Agent: Axiom Engineers Inc. (Nicole Findeisen)
Request: Approval of LDC 25-2-625(D)(2) – Conditional Use Permit related to P - Public zoning.
Staff Rec.: **Recommended**
Staff: Sarah Graham, 974-2826, sarah.graham@ci.austin.tx.us
Planning and Development Review Department

The motion to approve staff's recommendation for approval of Section 25-2-625 (D)(2) for a conditional use permit; was approved on the Consent agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

- 12. Final without a Preliminary:** **C8-2010-0047.0A - Vance Park, Lot B, First Resubdivision**
Location: 1808 Vance Circle, Shoal Creek Watershed, Downtown NPA
Owner/Applicant: Reynaldo Ortiz
Agent: J. Valera Engineering (Juan M. Valera, P.E.)
Request: Approval of the Vance Park, Lot B, First Resubdivision composed of 2 lots on 1.18 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

The motion to disapprove item #12; was approved by Commissioner Mandy Dealey's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioner Clint Small was off the dais, Commissioner Jay Reddy was absent.

- 13. Resubdivision:** **C8-2010-0052.0A - Resubdivision of part of Lot 11 and part of Lot 12, J. Gordon Brown Subdivision**
Location: 6015 Ponca, Country Club East Watershed
Owner/Applicant: Sabot Development, Ltd. (James W. Young)
Agent: Stansberry Engineering (Blayne Stansberry)
Request: The approval of the Resubdivision of Part of Lot 11 and Part of Lot 12, J. Gordon Brown Subdivision composed of 2 lots on .965 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 14. Preliminary:** **C8-2010-0027 - Mueller Section 2**
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners (David Miller)
Request: The approval of Mueller Section 2 composed of 1 lot on 562 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 15. Final:** **C8-04-0043.03.4A - Mueller Section 2 Revision 3**
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners (David Miller)
Request: The approval of Mueller Section 2 Revision 3 composed of 1 lot on 4.032 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

- 16. Rev Preliminary: C8-04-0043.04 - Mueller Section 2 Revision 3**
Location: 3600 Manor Road, Boggy/Tannehill Branch Watershed
Owner/Applicant: City of Austin (Pam Hefner)
Agent: Bury & Partners (David Miller)
Request: The approval of Mueller Section 2 Revision 3 composed of 1 lot on 380.76 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department
- 17. Resubdivision: C8-2010-0049.0A - Resubdivision of Lot 35, Westenfield No. 1**
Location: 2900 Bonnie Road, Johnson Creek Watershed, West Austin
Neighborhood Group NPA
Owner/Applicant: Gordon & bobbie Cooper
Agent: Hector Avila
Request: The approval of the Resubdivision of Lot 35, Westenfield No. 1 composed of 1 lot into 2 lots on .3226 acres.
Staff Rec.: **Disapproval**
Staff: Planning and Development Review Department

Items #13-17;

The motion to disapprove Items #13-17; was approved by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 8-0; Commissioner Jay Reddy was absent.

E. SUBCOMMITTEE REPORTS

F. ADJOURNMENT

Commissioner Dave Sullivan adjourned the meeting without objection at 12:50 a.m.